



**Zoning Board of Appeals Meeting**  
**Wednesday, April 22, 2026 at 7:00 PM**  
**City Council Chamber, Administration Building,**  
**149 Main St., Watertown, MA 02472**

**Agenda**

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

**ACCESS INFORMATION:**

- A. This meeting will be held on April 22, 2026 at 7:00 PM. Location: City Council Chamber, Administration Building, 149 Main St., Watertown, Massachusetts
- B. This is an in-person meeting - any remote access is provided solely as a courtesy and may not be relied upon as alternative access. Therefore, any interruption in remote access technology shall not interrupt the meeting, and the meeting will proceed accordingly in person. In the event of such interruption, in-person attendance is available and encouraged.
- C. The meeting will be televised through WCATV (Watertown Cable Access Television): [wcatv.org/government](http://wcatv.org/government)
- D. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/606857230>
- E. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: [606 857 230](https://www.zoom.us/j/606857230)
- F. Public may comment through email: [zba@watertown-ma.gov](mailto:zba@watertown-ma.gov)
- G. Please Visit the Zoning Board of Appeals Website here: <https://www.watertown-ma.gov/228/Zoning-Board-of-Appeals>

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- 1. Administrative Business
    - A. Approval of March 25, 2026 Meeting Minutes.
  - 2. New Cases
    - A. [43 Bromfield St](#)- Request for a Special Permit Finding for a single-story addition within a nonconforming side yard setback. **PZ-26-5.**
    - B. [550 Arsenal St](#)- Request to approve a minor amendment to Special Permit ZBA-1974-1136, as amended by Special Permit 07-20, to remove condition no. 12 mandating interior access between Target and the mall. The project also includes minor modifications to control plans. **PZ-26-7.**
  - 3. Other Business
    - A. Board review, discussion, and approval of updated Board Rules of Practice and Procedure, and updated Filing Deadlines for petitions.
  - 4. Executive Session
    - A. Pursuant to G.L. c. 30A, §21(a)(7) "To comply with, or act under the authority of, any general

or special law or federal grant-in-aid requirements”, the Zoning Board will discuss and take appropriate action with respect to Executive Session minutes from November 29 2023; March 27, 2024; and October 22, 2025 held pursuant to G.L. c. 30A, §21(a)(3) regarding the following matters: 61 Bigelow Ave, LLC v. Watertown ZBA, Middlesex Superior Court C.A. No. 2381CV01837; First Path Daycare, Inc. and The University Prints Building, LLC v. Watertown Zoning Board of Appeals et al., Middlesex SS., Land Court Department Case No. Misc 000619 (RBF) consolidated with First Path, Inc. and The University Prints Building, LLC v. City of Watertown Zoning Board of Appeals, et al., Case No. 25 Misc 000087 (RBF); and The University Prints Building, LLC and First Path, Inc., v. City of Watertown Zoning Board of Appeals and its members, Middlesex SS., Land Court Department Case No. 25 Misc. 000265 (RBF) regarding the property at 11-13 Boyd St.